

Donna Valade

From: Tara oster <tara.oster137@gmail.com>
Sent: Tuesday, January 26, 2021 12:32 PM
To: Donna Valade
Subject: BLUAC meeting

Donna,

A couple of my neighbors are planning on sending comments directly to your email as they won't be able to make the BLUAC meeting.

It sounds like the HOA of Bigfork Landing sent multiple emails to everyone in the development saying they are against it, however I am not sure of their reasoning. I do know the HOA took their stance and sent emails prior to speaking to any of the property owners who live near me in the housing development. One of those owners should be sending an email to you saying they are not against the zone change.

The owner of the parcel whose real estate agent had made the original complaint (723 Doug Fir Cir) sold that property on 1/15/2021. I realize their comments will potentially still be a factor in the committee's decision, however they were clearly still able to sell the property. It was listed for 79k and closed at 78k.

Just wanted to let you know those couple of things. Thanks,

Tara

Donna Valade

From: Elizabeth Clifford <es6837@yahoo.com>
Sent: Wednesday, January 27, 2021 9:06 AM
To: Donna Valade
Subject: Tara Oster Zone Change Request

Dear Ms. Donna Valade –

The purpose of this email is to provide a comment regarding FZC-20-17: A zone change request from Tara Oster, for property within the Holt Zoning District. The proposal would change the zoning on property located at 307 Chapman Hill Road, Bigfork, MT from R-3 (One-Family Residential) to R-1 (Suburban Residential).

Our home is located at 731 Doug Fir Circle, Bigfork, MT. Our property is adjacent to the Oster property. We have not been impacted by the current use of the property and have not observed any adverse or inappropriate conditions on the property.

Tully & Elizabeth Clifford

Donna Valade

From: Shelley Gonzales <chuygonz@centurytel.net>
Sent: Monday, January 25, 2021 12:37 PM
To: Donna Valade; Brent Pomeroy; Chany Ockert; Jerry Sorensen; Lou McGuire; Richard Michaud; Shelley Gonzales; Susan Johnson
Cc: Denise Lang
Subject: Zone change request for 307 Chapman Hill

Good Afternoon,

I received the email below regarding zone change FZC 20-17 by Tara Oster that will be reviewed by BLUAC this Thursday. Shelley

From: Denise Lang via flexmls <listings@flexmail.flexmls.com>
Sent: Sunday, January 24, 2021 8:11 PM
To: chuygonz@centurytel.net
Subject: Zone change request for 307 Chapman Hill

Shelley,

This property is being considered for a zone change request on Thursday. I thought you and the board might appreciate some history.

The previous owner (Coates) visited the Planning and Zoning office and requested a zone to change to reflect the zoning of the surrounding area. The change was granted with a stroke of the pen by the director, Mussman without a public hearing.

When the new owner purchased, the buyer was told and was aware of the zoning (R3) as relayed to me by the listing agent, Chuck Shields.

Subsequently, I listed a contiguous property, I noticed the very small round pen with a horse and a donkey inside the enclosure. Immediately, I filed a zoning violation and notified the buyer's Realtor of the zoning violation, as well. My seller lost two buyers for their property because of the violation and the close proximity of the animals. The zone change request is for the sole purpose to allow the animals onsite. The buyer has requested the change because they have been "caught" and now wish to ask for forgiveness.

Personally, I am adverse to the change because of the potential, adverse financial impact it could have on the numerous neighbors. While the animals may be cute they have no covered enclosure and are housed in a small pen. In the summer months the aroma of the animals' waste may waft through the surrounding properties.

The buyers purchased with full knowledge of the current zoning, R3, and the topic was discussed with both the Realtors and the buyer. The buyer should NOT be rewarded for flaunting the zoning. I expect better from the buyer who, I believe, is a deputy sheriff.

Follow this link to see the page:

[Click to view listing\(s\)](#)

This link will no longer be available after 2/23/2021.

Clicking to view the listings in this email confirms you want to receive new listing updates.

This email was sent to you because you asked to receive updates and/or information from your Realtor(R). If you would no longer like to receive this information, please contact your Realtor(R).

Copyright 2016 Montana Regional Multiple Listing Service, LLC.

All information provided is deemed reliable but is not guaranteed and should be independently verified.



Denise Lang
National Parks Realty of Montana, LLC - BF
710 Grand Dr
Bigfork, MT 59911
406-249-1758
deniselang1758@gmail.com
<http://www.nationalparksrealty.com>
License #: rre-bro-lic-12639

You are receiving this email because of your affiliation with Denise Lang, 710 Grand Dr, Bigfork, MT 59911

You can unsubscribe from further emails by [sending them a message](#)



Virus-free. www.avg.com

Bigfork Landing
Ponderosa Boat Club
PO Box 9365
Kalispell, MT 59904

January 13, 2021

Flathead County Planning and Zoning Office
40 11th Street West
Kalispell, Mt. 59901

Re: Tract 1 of Certificate of Survey No. 11767 located in the Southwest Quarter of the Southwest Quarter of Section 25, Township 27 North, Range 20 West, P.M.M. Flathead County, Montana.

Dear Flathead County Planning and Zoning Board:

I am writing on behalf of Ponderosa Boat Club Owners Association, an adjoining neighbor of the above referenced Survey No. 11767. We were not aware that prior to the sale of the above referenced property the zoning was changed from SAG-10 to R-3. We want to alert the zoning board that the current owner who is requesting a zoning change from R-3 to R-1 is in violation of zoning laws at the present time. The current owner has pastured on site a horse and a donkey. We request that this current violation of zoning in our area be remedied with the removal of the horse and the donkey.

Thank you for your immediate attention to this violation of zoning within the Holt Zoning District.

Sincerely,

Joel Goldberg
President
Ponderosa Boat Club Owners Association



Donna Valade

From: Mary Fisher
Sent: Tuesday, January 19, 2021 7:32 AM
To: Donna Valade
Subject: FW: Comments Re. Zone Change Request for Tara Oster/Chapman Hill Rd, Bigfork (March 10)

From: Angela DeFries <angela.defries@gmail.com>
Sent: Saturday, January 16, 2021 12:20 PM
To: Planning.Zoning <Planning.Zoning@flathead.mt.gov>
Subject: Comments Re. Zone Change Request for Tara Oster/Chapman Hill Rd, Bigfork (March 10)

Dear Mark Mussman and Flathead County Planning and Zoning Board,

I'm emailing you to provide my comments on the zone change request from R-3 to R-1 for Tara Oster's property on Chapman Hill Rd.

R-1 allows accessory building units. The neighborhoods immediately surrounding this property are all single family homes and do not allow vacation rentals or short-term rentals. ACU's would not fit into the current neighborhood environment.

The subdivision that borders this property is a quiet residential neighborhood with walking paths and parks paid for by homeowners association dues. Single family homes allow for long-term rentals for a minimum of six months at a time, there are no short term rentals in our neighborhood. There are no clusters of ACUs in this community of retirees and year 'round family residents.

ACUs creates high turnover of people in the rental units which is a deterrent for the residential community surrounding this property.

Safety is a big concern because the bus stop for the kids who live in subdivisions around Chapman Hill Rd walk past this property to go to and from the bus stop at the Dockstetter property on Holt Drive. In the mornings, it is pitch black. Walking by vacation rental properties/short-term rental properties where there is a high-turnover of people does not sit well with moms and dads.

The current zone for this property fits in with this neighborhood and allows for the owner to have a single family home, which is the precedent set for this area.

The area surrounding Bigfork already has land zoned for clusters of ACUs without the need to change current zoning for the hundreds of property owners who already live near the Oster property.

In summary, the current zoning fits into the established neighborhoods already in existence surrounding this property. Single family homes on small lots sit up next to this property. There is not a buffer of open land between the properties. Walking paths and parks around the Oster property are paid for by homeowners dues; they are not public and are not maintained by the county. Increased usage by non-residents who live in ACUs will increase the dues homeowner residents have to pay.

Thank you for your time in reading my comments and voting to keep existing zoning in place.

Best regards,
Matthew and Angela DeFries
1115 Boat Club Dr.
Bigfork, MT 59911
406-250-9592

Donna Valade

From: Sharon Tillett <sharon@b2constructiongroup.com>
Sent: Friday, January 8, 2021 7:31 AM
To: Donna Valade
Subject: Bigfork landing

We live at 725 Doug Fir Circle in Bigfork and would like to respond to horse and donkey in our back yard! Being an animal lover, topo animals on such a small area is animal cruelty! No matter how much hay you feed, it's not enough! They have eaten are down so much and have so little exercise. Please accept my complaint regarding the animals on Chapman Hill Road!

Get [Outlook for iOS](#)

Donna Valade

From: Adrienne <yoadrienne_ajm@yahoo.com>
Sent: Wednesday, January 6, 2021 4:03 PM
To: Donna Valade; Denise Lang; Planning.Zoning; Danae Hanson
Subject: Re: Zoning 307 Chapman Hill Road

Why are the animals still allowed on the property when it is NOT zoned for animals?
The property owner is Aaron Harrison, is this person a Sheriff Deputy?

On Wednesday, January 6, 2021, 03:34:34 PM MST, Adrienne wrote:

Hello -

I am the owner of Lot 22 in Bigfork Landing. My lot is for sale and my agent contacted your office regarding the animals on the property at 307 Chapman Hill Road.

When was the county planning to contact me about a zoning change? I learned today because I spoke with Joe that the people at 307 submitted a zoning change. This impacts my lot and I have already lost a potential sale and am about to lose another because of the animals.

I am writing to you to say that I disagree and do not want a zoning change! If you decide to allow this change someone needs to pay me for my lot as an injured party.

Adrienne Morey
owner lot: 723 Doug Fir Circle

Please reply via email as I am traveling. Joe said that the new property owner was not aware that there had been a change and thought she could have a donkey and a horse on the property. I am sorry for her issue but there are MANY homes and children in the immediate area that would be impacted by this. There is also a pond in the neighborhood very close to where these animals would be. The runoff of manure and smell, etc. This should not be allowed.

Thank you,
Adrienne

Per my real estate agent Denise Lang:

Today, I spoke to the previous agent, Katie Brown, and her buyer ultimately decided not to purchase your lot because of the animals adjacent. In fact, you have already been adversely impacted with a sale fail. You, and your neighbors, are injured parties and deserve compensation in the form of damages; in this case, the price of your lot.

Date	~ Time	contact method	Phone #	Name	Address	P-Pod O-Other	Question/Issue	Resolution
1/4/21	10:13	call in	314-5000	Michael Downing		p	can he replace modular with 2 cabins	trans to Landon (POD)
1/5/21		email		Dan Graves		p	asking how long a transfer of ownership took to appear on the GIS site	emailed up to 6 months and gave GIS # for him to contact for process and timeline
1/6/21	12:57	call in	253-6556	Lynne Reddig	FSR-Lynnewood Heights	p	asking when to come in to sign extension	had it out front for her
1/7/21	8:12	mess	871-5983	Cammy Sortel		p	Family transfer, asking if siblings could be included	called back at 9:10, said no
1/7/21	9:23	call in	270-5329	Loren Smith		p	asking for Erin	trans to EA
1/7/21	11:06	email		Barb Merrill		p	asking where to find Spec Com within LS zoning	emailed back the sections, Section 3.39.030 and 3.39.040
1/7/21	11:19	call in	751-2262	Kari Neilson				
1/7/21		call out	257-5861	Cindy murray	FCU-Davis	o	called to ask about comment letter with concerns from the mini storage file and evaluate how those concerns would affect his current FCU-20-16	emailed Joe and Mark the results
1/7/21	11:27	mess	260-5388	Vince Taylor	F2C-Oster	p	residential R-3 versus R-1 differences	called back at 1:58
1/7/21		drop off		Mark and Cherie Gunderson	2029 Riverside rd	p	septic sign off	
1/7/21		drop off		Marcelle and Tyson Lindberg	116 Willow Way	p	septic sign off	
1/11/21								
1/11/21								

Donna Valade
January 2021